



# 2016 Chatham Comprehensive Plan

## Acknowledgements

The Town of Chatham 2016 Comprehensive Plan was prepared by the Planning Commission with the input of the citizens of Chatham and Pittsylvania County. The Town Council submitted their input and approved the plan on August 8, 2016.

### Planning Commission:

Chair – Will Pace, Vice Chair – Bill Riddle, Secretary – Elise Finkner, Stephen Ballard, Joe Bloomer, Jayne dePaulo, Pam Fitzgerald, Jennifer Jones, Carlton Ramsey and Will Scott

### Town Council:

Mayor – Roy Byrd, Vice Mayor – Robert Thompson, Janet Bishop, Bill Black, C.B. Cundiff, Andrew Wall and William Wiebking

### Staff:

Town Manager: Richard Cocke

Treasurer: Tim Hammell

Director of Public Works: Rodney Bryant

Town Attorney: Adams, Elmore & Fisk PLC

A handwritten signature in black ink, appearing to read "R. Byrd".

Mayor, Town of Chatham

Chairman, Planning Commission

## Table of Contents

Chapter 1: Introduction and Planning Process

Chapter 2: Natural Environment

Chapter 3: Economic Analysis

Chapter 4: Community Facilities

Chapter 5: Parks and Recreation

Chapter 6: Historic District Designation

Chapter 7: Assessment and The Way forward

Chapter 8: Goals, Objectives, and Strategies

Appendix I: Zoning Map

## Chapter 1

### Introduction and Planning Process

The Virginia General Assembly requires every municipality in the Commonwealth to prepare a Comprehensive Plan and to review the plan every five years. The Commonwealth outlines the requirements for comprehensive plan review procedures including engaging a Citizen Advisory Committee to lead the review process, along with the Town of Chatham Planning Commission, to determine, through a series of public meetings, the content of the updated Plan. The Comprehensive Plan serves as a guide to direct the development of the Town of Chatham and the surrounding communities as well as archiving the Town's assets and challenges. A copy of the Comprehensive Plan is posted as a PDF document on the Town of Chatham webpage. A copy of the current plan is available in the Town Hall and at the Public Library for review.

The purpose of this Comprehensive Plan is to provide a planning document as a general guideline for the Town of Chatham's future growth and development, so as to improve the public health, safety, convenience and welfare of its citizens and to plan for the future development of Chatham to the end that transportation systems be carefully planned; that progress and growth be developed with adequate highway, utility, health, educational, and recreational facilities; that the need for mineral resources and the needs of agriculture, industry and business be recognized in future growth; that residential areas be provided with healthy surroundings for family life; that agricultural and forested land be preserved; and that the growth of the community be consonant with the efficient and economical use of public funds.

In formulating this Plan, efforts have been made to examine the following, use of land, preservation of agricultural and forested land, production of food and fiber, characteristics and conditions of existing development, trends of growth or changes, natural resources, historic areas, ground water, surface water, geologic factors, population factors, employment, environmental and economic factors, existing public facilities, drainage, flood control and flood damage prevention measures, dam break inundation zones and potential impacts to downstream properties, to the extent that information concerning such information exists and is available to the local planning authority, the transmission of electricity, road improvements, and any estimated cost thereof, transportation facilities, transportation improvements, and any cost thereof, the need for affordable housing in both the locality and planning district within which it is situated, and any other matters relating to the subject matter and general purposes of the Comprehensive Plan.

## Chapter 2

### Natural Environment

#### Introduction

This section provides general information about the natural environment for the Town of Chatham. The natural environment plays an important role in the shaping of the land use patterns in Chatham and will play a major role in future development. Usually, development occurs on well-drained areas that are not flood prone but are near abundant water supplies. This section will cover history, flooding and drainage, climate, soils and geology.

1. History. Settlement of Pittsylvania County began about 1740 with the arrival of pioneers from the Tidewater of Virginia. At that time, the county was part of Lunenburg County. The population grew large enough for the formation of a new county by 1767. Pittsylvania was then separated from Halifax County, which had been separated from Lunenburg County in 1752. Pittsylvania County was named in honor of William Pitt, statesman and Earl of Chatham, in 1777; the county seat was established in Chatham, a centrally located town also named for William Pitt.

#### 2. Flooding and Drainage

Flooding and poorly drained areas are not significant problems in Chatham. The topography of the area is gently rolling and thereby offers enough relief to provide adequate surface water runoff. Elevation in and around Chatham generally ranges from 600 to 1,000 feet to the north and west of Chatham and from 400 to 800 feet to the south and east of Chatham. It generally is about 500 to 700 feet in the Triassic Basin. Elevation to the south of Chatham at White Oak Mountain is 1,000 feet and the highest is to the west of Chatham at Smith Mountain at 2,038 feet. The Cherrystone Creek and Little Cherrystone Creek are the main drainage areas. Both creeks flow into the Banister River southeast of Chatham. The Banister then flows into the Dan River in Halifax County. The National Flood Insurance Program has designated flood-prone areas within the community. Areas susceptible to flooding are White's Branch, Tanyard's Branch and Cherry Stone Creek. The provisions of the Flood Insurance Act restrict building in these areas. Generally, flooding and flood-prone areas do not present a significant barrier to development in the town. The National Flood Insurance program was established by Congress to regulate building in flood-prone areas. Local governments are required to enforce building regulations with a pre-determined area. At the same time, the Federal Government will offer flood insurance to subsidized residences and businesses already in the flood-prone area.

#### 3. Climate

In winter, the average temperature is 38.4 degrees F and the average daily minimum temperature is 27.4 degrees. The record low temperature for the Town of Chatham was on January 27, 1940 at -4 degrees. In summer, the average temperature is 76.2 degrees and the average daily maximum temperature is 87.8 degrees. The record high temperature in Chatham was 104 degrees on September 7, 1954. The climate is modified continental with mild winters and warm humid summers. Chatham's climate is influenced by the mountains to the west which block and steer air movement and the Chesapeake Bay and Atlantic Ocean to the east which act as modifying influences due to water's slow reaction to atmospheric temperature change. The total annual precipitation is 42.9 inches. Of this, 22.29 inches, or about 52 percent, usually falls in April through September. In 2 years out of 10, the rainfall in April through September is less than 18.1 inches. The heaviest 1-day rainfall during the period of record was 4.7 inches at nearby Danville on December 29, 1958. The average seasonal snowfall is 8.8 inches. The greatest snow depth at any one time during the period of record was 11.0 inches. On the average, 2 days of the year have at least one inch of snow on the grounds. The number

of such days varies greatly from year to year. In short, Chatham's climate presents no serious barrier to development. The winter is usually of short duration so as not to be a problem for construction or travel. Rarely does the ground freeze more than just a few inches below the surface; therefore, cold weather does not seriously interrupt excavation work during the cold season.

#### 4. Soils

Various soils are found in the Town of Chatham area. The makeup of the residual soil overlying the existing un-weathered rock resulted in the overall weathering process of the rock and its associated transportation. Two major soils, Cecil and Madison, are found in and around the Town of Chatham. Cecil soil is gently sloping to steep, very deep, well-drained soils that have a clay and loamy subsoil and are moderately permeable. Madison soil is gently sloping to steep, very deep, well-drained soils that have a clay and loamy subsoil and are moderately permeable. Typically they have a surface layer of brown fine sandy loam and a subsoil red clay and clay loam. These soils are suitable for cultivating crops and trees. The slope and the potential for erosion are the main management concerns. These soils are suitable for residential uses. The permeability is especially a limitation of the soils as a site for a septic tank absorption field, but this limitation can generally be overcome by increasing the size of the absorption field. The low strength, although not a limitation for house or building foundations, is a limitation of the soil as a site for local road and streets. This can be overcome by using material as a road base. Slope also becomes a limitation on these soils when it exceeds 7%. Septic tank absorption fields should be installed on the contour of the slope. The slope is also a limitation for dwellings and small commercial buildings. Cutting and filling is required for level foundation, as well as for a level roadbed. Of the less extensive soils, Chenneby and Toccoa occur on narrow floodplains along the Banister River, Cherrystone Creek and tributaries. These soils are limited by frequent flooding for most non-farm uses. The Ashlar soil, occurring on moderately steep to steep side slopes, is limited by bedrock occurring between 20 and 40 inches from the surface and by the slope. The Appling and Cullen soils occurring on gently sloping and sloping ridges and side slopes have non-farm interpretations very similar to the Cecil soils. The soils in the area occur in an orderly pattern that is related to the geology, landforms, relief, climate and natural vegetation of the area. Each kind of soil is associated with a particular kind of landscape or with a segment of the landscape. Soil types vary throughout the area. Some of the soils are suitable for urban agricultural usage. Limited areas are those along creeks and rivers, due to potential flood hazard, and on the steep moderately steep side slopes, due to the slope of the soils. Surface and internal drainage is good throughout the planning area. The hazard of erosion is a major factor to be considered in the planning of any type of construction or agriculture. Most soil conditions should not limit growth throughout the planning area.

#### 5. Geology

Chatham is located in the Piedmont geological province, which is the residue of an ancient mountain system. The surface has been base-leveled by erosion and presents a maturely dissected upland; it is underlain by a vast complex of igneous, metamorphic and sedimentary rocks, which are predominately of the Precambrian age. The Precambrian rock formation is somewhat limiting to a good subsurface water supply; providing some of the poorest water production in the state. Actually, water is found in fractured zones in the upper levels of the rock, resulting from faults or other subsurface structural movements and in contact zones between the various rock strata. Due to the extremely limited supply of water in the shattered rock formations, heavy pumping often results in dramatically fluctuating water levels. Protection of the watersheds is essential to the provision of an adequate future water supply. Especially noteworthy is the Cherrystone watershed. Should the water supply in this watershed area become polluted, it would be physically and economically difficult for Chatham and the County to develop another alternate watershed. Watersheds depend upon existing

plant cover to catch and retain precipitation. Vegetative cover protects the soil from the direct impact of raindrops and keeps water surface runoff dispersed at a low velocity of movement. This enhances the absorption of precipitation into the soil and porous rock, thus preventing soil erosion.

## Chapter 3

### Economic Analysis

#### Introduction:

The primary purpose of this section is to present and analyze information on the economy of Chatham and surrounding areas so as to gain an understanding of what factors shape the area's economy. Data to be examined includes income, sources of employment, unemployment information, housing conditions, and discussion of Chatham's economic role in the area. In addition, an overview and recommendations with regard to downtown revitalization efforts is included. Most of the data used in providing this analysis is based on 2010 Census information. Because the economy of Chatham and that of the surrounding area of Pittsylvania County are closely related, pertinent data for the county will, in most cases, be presented along with that for Chatham.

#### 1. Income:

Economic Characteristics	Chatham	Pittsylvania County	Virginia
Population 16 years and over	1,003	49,481	6,097,997
In Labor Force	523	30,525	4,111,333
Not In Labor Force	480	18,956	1,986,664
Median Household Income	\$42,679	\$39,765	\$60,316
Mean Household Income	\$53,646	\$49,178	\$80,851
Per Capita Income	\$25,554	\$20,668	\$31,606
Families Below Poverty Level	8.7%	11.5%	7.20%
Mean Travel Time to Work	21.5 minutes	25.7 minutes	26.9 minutes

#### 2. Employment by Industry:

Because Chatham is the county seat, among Chatham's largest employers are the governmental agencies that are housed here. These include the county jail, social services, health department, county courts, school division, and the various other administrative complexes. In addition to the above, there is Davenport Energy, First Piedmont, small family run businesses, restaurants, law and insurance firms, medical offices, and small variety stores that dominate the downtown landscape. Three banks also contribute to the downtown economy. Significant gains in employment opportunities for local residents have been made over the past years, with the creation of two industrial parks, the Tight Squeeze Shopping Center, and Chatham Center, all within a two – three mile radius of Chatham's downtown.

Social Characteristics	Chatham	Pittsylvania County	Virginia
Average Household Size	2	2.33	2.54
Average Family Size	2.63	2.8	3.1
Population 25 years and over	891	42,956	5,092,358

Graduate Characteristics	Chatham	Pittsylvania County	Virginia	United States
High School Graduate or higher	84.3%	75.8%	85.8%	84.6%
Bachelor's Degree or higher	26.4%	13.0%	33.4%	27.5%

Source: U.S. Census Bureau

Chatham's loss of population between 1980 – 2000 was not as significant as the 22.8 percent loss that was shown during the period between 1970 and 1980. During the period 1990 – 2000, Chatham's population remained relatively stable, showing the loss of only 16 people. Chatham's gradual decline in population can be attributed to several causes. Clearly, there has not been significant industrial development in the immediate area to halt out-migration or to cause people to move into the area. Also, the Town has not chosen to annex residential areas immediately outside the town limits that could add to the town's population. The lack of suitable housing may also play a factor in the population decline.

### 3. Age

Age characteristics are important to analyze the 2010 census data. The age of the population can give indications of available workforce, anticipated school enrollments in future years, and expected need for future housing in an area. It is also one component of several factors used to predict future population trends.

## Chapter 4

### Community Facilities

The Town of Chatham is conducting a survey of all the facilities in the areas of health, safety, education, recreation, and public facilities. The purpose is to evaluate the existing facilities based on current and future capabilities against anticipated requirements and to develop a Capital Improvement Plan (CIP).

#### 1. Health

The Pittsylvania County Health Center is located near the town limits and provides some clinical and diagnostic services. The health center is owned by the Town of Chatham and leased to the Danville Regional Medical Center. The PATHS Community Medical Center is located on Main Street in Chatham. It provides family and internal medicine as well as pediatric medicine. Staff physicians provide chronic disease management as well as immunizations and wellness checks.

The capabilities of the health center include clinical and diagnostic services for adult and pediatric patients. Included in these services are immunizations, maternity and family planning services, free blood pressure checks, mammograms, PAP smears, resource counseling for teenage mothers, and healthcare screenings for businesses. There is also counseling available for at risk patients for high blood pressure, cardiovascular disease and obesity. Pittsylvania County Environmental Health Office (EHO) provide inspections for restaurant sanitation, permits for new wells, septic tanks, as well as counseling and guidance to migrant workers for building structures at migrant camps. Additionally, the EHO tracks reported rabies and dog bites.

##### A. Physicians

There are four physicians who conduct general practice within the town limits. There are two dentists and one optometrist practicing in the town limits.

##### B. Ambulance and Rescue Service

The Chatham Rescue Squad is a very well equipped unit. It has substantial resuscitation and pulmonary emergency equipment. Their equipment has “jaws for life” cutting tools for wreck victims, etc. Squad personnel are all volunteers. The unit owns a brick facility on Military Drive in the center of town on the edge of the business district. All of their operating funds are privately donated.

##### C. Health Care Facilities

The nearest fully equipped general hospital is the 350 bed Danville Regional Medical Center (DRMC) approximately 20 miles from the Town limits. It is a modern acute care facility serving most of the Chatham area emergency and outpatient needs. While DRMC does not have a trauma center it has a fully equipped emergency room serving approximately 50,000 patients annually. For advanced medical care for certain specialists Chatham citizens are often referred to Duke University Hospital and the University of Virginia Medical Center. The DRMC has had an open-heart surgical capability since 2003.

Approximately ten miles north of Chatham is the Centra Gretna Medical Center, and urgent care hospital that includes a magnetic resonance imaging (MRI).

#### D. Long Term Care Facilities

Chatham Health and Rehabilitation Center is situated on a 25-acre site off South Main Street and Evergreen Drive and has 85 short- and long-term care beds, including 22 private rooms.

### 2. Safety

#### A. Law Enforcement

By most standards Chatham is safe place to live. Violent crimes in the area are rare. Chatham Town Police have a Chief of Police and 2 officers. The Town Police are located at the Chatham Town Office Building.

#### B. Fire Protection

The Town has a volunteer fire department (Chatham Volunteer Fire Department) which provides 24-hour protection. A new fire station is centrally located near the intersection of Highway 57 and Business 29. The major end items of equipment include 6 trucks, including 1 – (1000 GPM) pump, 1 – (1250 GPM) truck, 2 brush units, 1 tank truck and a 78 foot ladder truck. Capabilities include fire control, chemical spill, flood, and windstorm emergency action.

### 3. Education

The County administers the public school system. The Chatham Elementary School is located off Business Route 29 outside of Chatham, middle school students attend Chatham Middle School and high school students attend Chatham High School both of which are just south of the Town. For more detailed information about Pittsylvania County schools please refer to Comprehensive Plan at the following website: <http://www.pcs.k12.va.us/comprehensiveplan/comprehensiveplan.pdf>.

#### Other Educational Facilities

The Pittsylvania County School Board has a modern office building and a small annex at the location of the former Chatham High School on Pruden Street. The renovated former high school became the Educational and Cultural Center. The facility includes a 500-seat auditorium. There are adequate office spaces for the County School Administrative staff. In the older building there is a planetarium, professional library, instructional materials center and art studio. The newer building includes printing and reproduction facilities and textbook storage.

#### A. Education Opportunities

Located a few miles south of Chatham, the Pittsylvania Career and Technical Center (aka Pittsylvania Co Vo-Tech Center) has been serving the needs of Chatham residents since 1979. The Center is capable of working with individuals with special needs to the brightest students in the area. Pride, knowledge and skills are hallmarks of a Career Tech student.

Fourteen different career fields are offered to students, including horticulture, welding, carpentry, computer systems and criminal justice. Students are members of Skills USA, Family, Career and Community Leaders of America (FCCLA), Agricultural FFA Education and Health Occupations Students of America (HOSA).

Area schools include Pittsylvania County Public Schools; Piedmont Governor's School for Mathematics, Science, and Technology; Southside Virginia Regional Governor's School for Global Economics and Technology; Averett University; Danville Community College (DCC);

Old Dominion University Satellite Program at DCC; National College; and New College Institute.

Other Job Training: A.L. Philpott Mfg. Extension Partnership at PHCC; Center for Business, Industry, & Government (C-BIG) at DCC; Center for Innovative Technology at DCC; Regional Center for Advanced Technology & Training (RCATT); Institute for Advanced Learning & Research (IALR); and the West Piedmont Workforce Investment Act Board.

#### B. Private Schools

Chatham has two unique private preparatory schools Hargrave Military Academy, grades 7 through 12 and one year post graduate for boys, has an enrollment of approximately 250, mostly boarding students. Chatham Hall for girls, grades 9 through 12 enrolls about 145, again mostly boarding students. The schools make a significant economic contribution to the community with a combined annual payroll of approximately \$4.5 million.

Located approximately 2 miles south of town is the Pittsylvania County Science, Technology, Engineering and Mathematics (STEM) Academy (formerly Carlisle Academy) for grades 6 through 10.

Located approximately 10 miles northwest of town is the Heritage Academy, a private nondenominational Christian school that teaches Kindergarten to grade 8.

### 4. Public Buildings

#### A. Town Office

The center of government for the Town of Chatham is in the Town Office. It is a nineteenth century brick, two-story structure and was formerly a private residence. It lacks fuel efficiency and has deferred maintenance. The cost to maintain this structure is high due to these inefficiencies.

The building also contains the Town Police Department and the Town Administration which are located on the ground floor along with the Town Council meeting room.

#### B. Community Facilities Buildings

This building is located on 3.5 acres behind the Town Hall. A small park exists just behind the building constructed through the efforts of volunteers and beautified by Chatham garden clubs. A new community center, housing a Boys and Girls Club with after school activities, has been built in the Town as well. The community center is also available to be leased for public and private functions.

#### C. Town Shop and Warehouse

The Town Workshop and equipment storage area is located on Spruce Street just off Main Street. Maintenance shops, garages for heavy equipment, town vehicular assets, shredder, backhoe, portable pumps and air compressors are located here. The shop can support minor repairs. Larger repairs are contracted out to private companies with more extensive maintenance capability.

The location of this maintenance complex poses some problems. The facility is located in the middle of a residential street. The distance from the Town Hall makes supervision and coordination a challenge. There is a need for a more centrally located maintenance building

with better communications and storage. Council has identified the need for a new “crew” building and secure storage and is working to fund these improvements.

#### D. The Pittsylvania County Complex

The County owns a complex of buildings on Main Street in the center of the commercial district and on Center Street. These buildings include the Courthouse noted for its architecture and historical portraits and artifacts. This highly regarded structure was built in 1853 and has landmark status from the Virginia Historic Landmark Commission. This building is a Constitutional Landmark Building because of the origination here of the EX PARTE Virginia case in 1889.

Extensive repairs and restoration occurred in 1984 and again in 1989. Its neo-classical Greek-revival appearance adds character and beauty to the Town. Contained in this building are the Circuit Court Judge’s office, County Clerk and Commissioner of Revenue and Commonwealth’s Attorney. The Courthouse addition includes the County Treasurer, Magistrate, Health Department, and Soil Survey. On the second floor is the General District Court. On the third floor is the Juvenile and Domestic Relations Court. On the back of the building is the jail, which is originally designed for 78 inmates and as of this writing is at 124, Clerk of the Court, County Treasurer’s Office and the Law Library. An annex added in 1988 contains the Commissioner of Revenue office.

The Moses Building next to the courthouse contains the Sheriff’s Department on the ground floor and half of the main floor. The other half of the main floor of the Moses Building is the Central Data Processing and the Geographic Information System (GIS). This building also currently houses offices for the county detectives’ offices, records, IT staff, and the County Administration Conference Room.

The County Administration Building located on Center Street houses the County Administration including accounting and central purchasing.

Behind the Courthouse is the Emergency Service Center (911) including dispatch. This facility also includes the Building Code Compliance Office.

The Pittsylvania Human Services Building is near the Tight Squeeze Plaza south of Chatham. This facility contains the Health Department and the Human and Social Services Department.

There are two other Federal agencies with offices in Chatham. The Pittsylvania Community Action Agency has offices on Main Street in Chatham. This agency provides low-income families with recreational facilities including a meeting hall, dining room, and playground.

The other federal facility is the U.S. Post Office. The current facility was constructed in 1935. The most significant constraints are inadequate parking, dock loading and working space. Patrons are required to park on the street in a busy intersection. Tractor trailer trucks laden with delivery mail cannot offload in Chatham. These trucks must go to Lynchburg to be placed on a smaller vehicle for eventual offloading in Chatham. While this does not cause undue delays, the Town misses opportunities for early arrival of mail. The current facility has approximately 6500 square feet of working space. The HVAC is inefficient and antiquated.

The Pittsylvania County Library is located in Chatham at 24 Military Drive near the Chatham Rescue Building. Pittsylvania County Public library services have long been considered integral to supporting literacy, providing opportunities for life-long learning, and contributing to a high quality of life for County residents. The libraries help foster a sense of community

and serve as a focal point for citizen interaction. The library system is open to anyone who wishes to use its facilities and services, and the libraries welcome patrons from both inside and outside the County. The present facility is approximately 7600 square feet and contains 61,121 volumes. The Commonwealth and the County fund the facility. In addition to the books, the library has 20 computer terminals equipped with Internet access available to the public. The library also has a bookmobile traveling three days per week reaching and visits sixty different sites per month. Additional libraries in the County system include branches at Brosville/Cascade and Gretna. The current facility in Chatham is not large enough for the demands as the meeting room is especially small for youth services programming and public meetings. The parking is wholly inadequate.

These facilities of the County government are important to the economic well-being of the Town.

## 5. Water Facilities

**General:** An adequate water supply is crucial to any effort to expand town services or attract new residents and industry. The process of providing adequate water supplies involves supply, processing and treatment, storage, and distribution.

**Supply:** Historically, the Town of Chatham has relied on the Cherrystone Creek as its primary source of water. In 1967, two dams were constructed in the Cherrystone Creek Basin. Cherrystone Dam #1 is located on the creek from which it derives its name. The other structure is located on Roaring Fork Creek and is identified as Cherrystone Dam #2. These dams have a primary purpose of flood control within the basin but also provide increased reliability and regulation of flow for the town's water source. The town has had a land use permit for operation and maintenance of the two dams since their construction. Upgrades to the water intake and gates to both dams are in the works.

### A. Cherrystone Dam #1

Cherrystone Dam has a maximum capacity of 7152-acre feet of water. (1 acre foot = approximately 326,000 gallons.) The impoundment is an earth dam located about 2.5 miles northwest of Chatham. Its length is approximately 790 feet and its approximately 56 high with a 17 foot crest width. Cherrystone Dam #2 (Roaring Fork Dam) is located about ¼ mile west of Dam #1. This structure is approximately 400 feet long and 66.8 feet high. It has a crest width of 20 feet. The maximum storage capacity of Dam #2 is 1635-acre feet. These figures represent storage at maximum pool before the emergency spillway comes into use. A more applicable storage number for water supply is represented by the storage at normal pool level. This figure is 1418-acre feet for Cherrystone Dam #1 and 303-acre feet for Dam #2.

1. The pool of each dam is controlled by a concrete gated intake structure. Emergency releases for each dam are by a “side-channel” spillway cut through the adjacent abutments. Each emergency spillway is designed to pass one-half (1.2) of the “probably maximum flood” (PMF) and will pass 80% and 70% respectively for dams 1 and 2 before the structure is overtopped during a flood. This is a significant level of protection. During their life to date, neither emergency spillway has been used. The flow from Cherrystone Dam #1 is joined with discharge from the Roaring Fork Dam just a few hundred yards downstream of dam #1 at the confluence of the Cherrystone and Roaring Fork Creeks and provides the principle source of water at the Town of Chatham Water Treatment Plant intake.

2. Pursuant to the Dam Safety Act of 1972, the structures are inspected and maintained on a routine basis. Inspections are conducted every two years and any deficiencies detected are

noted for correction at that time. Maintenance consists of semi-annual mowing and any repairs recommended during periodic inspections. Also in accordance with the act, emergency notification and evacuation plans have been developed and are in place. The adequacy of the plans is reviewed during each inspection cycle.

3. The two dams provide reliability of flow in Cherrystone creek and serve to regulate inflows. They are in currently good condition. However, the pools are experiencing siltation in some upper reaches and inlet where tributaries enter. This situation will need to be monitored and action may need to be taken in the future to control the effects of siltation in order that storage capacity not be adversely effected.

#### B. Water Filtration Plant

Processing and Treatment: The Town of Chatham Water Filtration Plant is located on Moses Mill Road approximately one-quarter mile north of the intersection of Moses Mill Road and State Highway 57. The plant is the town's only water treatment facility. It supplies water to residential and industrial customers within the town limits and to nearby industries in Pittsylvania County. (See table –) The plant originally constructed with a design capacity of 0.72-MGD (Million Gallons per Day). In 1993 it was expanded to an operating capacity of 1.44 MGD based on design criteria but it is currently permitted for operation at 1.32 MGD.

1. The Chatham Water Filtration Plant is primarily a filtration and fluoridation plant. It employs four sand filters, chemical feed systems, chlorine feed equipment for disinfection, soda ash and lime for pH control, and fluoride feed for dental reasons.

2. Water is taken from the creek at a raw water pumping station. The station has two 15-HP electric motors and two vertical turbine pumps that provide a capacity of 1000 gallons per minute each. The water is given an initial chemical treatment and then cycled through and then pumped to storage tanks for final distribution.

#### C. Storage

The Town of Chatham presently has 3 water storage tanks of various sizes, and partnered with PCSA for a new 500,000 gallon tank at the Greenrock Correctional Facility, which provide 800,000 gallons of potable water storage to meet demand from peak and off-peak hours. The two tanks on the system are the Spruce Hill tank in the center of the system and the Tight Squeeze Tank located at the southern end of the system. Each tank has a different size, effective storage volume, and overflow elevation. The following summarizes the tank data:

Tank	Type	Size	Bottom E1	Overflow E1
Spruce Hill	Elevated	300,000 gal.	839.5	8897.8
Tight Squeeze	Elevated	500,000 gal.	856.0	897.2
Medical Center	Elevated	300,000 gal		

An altitude valve has been installed to eliminate periods of overflow at the Tight Squeeze Tank but still allow the tank to fill completely. With the altitude valve in service, the Tight Squeeze Tank will fill completely before the Spruce Hill Tank. The town's third tank at the Medical Center is off line as a new booster station has been added to serve the North end of

town and the Old Dominion Agricultural Center. The plan is to maintain this tank in case it would be needed in the future.

#### D. Distribution

The Town did a major upgrade to its water distribution system in the late 1990's and early 2000's. The work consisted of the installation of new water lines, an altitude valve at Tight Squeeze, a water tank electrical control system, replacement of existing water services, abandonment of existing lines, installation of a sludge lagoon at the wastewater treatment facility and various appurtenances. Major features of the work involved the following:

- 10" main along Whittle Street and Military Drive
- 6" main to Franklin Place
- 8" main along Peach Street
- 6" main from Hargrave Blvd. to Peach Street
- 6" main along Church Street and Lanier Ave. from Military Dr. to Peach Street
- 8" main to central Elementary School
- Altitude valve, pump controls, and pressure sensors for Spruce Hill Tank Altitude Valve at Tight Squeeze Tank
- 6" line to Oak Grove Lodge

E. Current and Projected Usage: The current water use is significantly less than the current capacity of 1.32 MGD. Barring a major problem that would significantly impact supply, such as a dam failure or prolonged and severe drought, ample water is available to all current customers and substantial capacity is available to allow expansion of the system to include additional residential and industrial needs.

#### 5. Sewage Facilities

The Town of Chatham is presently operating a 450,000-gallon per day (GPD) primary sewage treatment plant. Effluent is discharged into Tanyard Branch of Cherrystone Creek southeast of Town. The wastewater is carried to the treatment plant through interceptor lines by gravity flow, except on the west side where the interceptor lines lead to a pumping station near Cherrystone Creek, and just north of Davis Road.

A major upgrade, including installation of a second clarifier unit, was made to the waste treatment plant as part of the construction of the new prison.

About 1997-1998 a new sludge holding basin was constructed that will hold 500,000 gallons of sludge (solids in wastewater-usually about 3% AFD). This permits an accumulation of sludge so that it does not have to be emptied more than once annually. The Town of Chatham contracts with companies that handle land application of sludge, (usually farmland). The holding capacity lowers the cost for removal to land application.

At present there are no problems or immediate needs for updating the wastewater facilities. However with the possibility of growth and expansion of business and industry in the surrounding area the wastewater treatment facilities should be included in the CIP in order to accommodate the need for greater capacity when development occurs.

## 6. Streets and Roads

The primary highways are U.S. 29 (North/South) and Virginia Highway 57 (East/West). There are no anticipated changes to either of those roadways or the streets within the Town. Davis Road, which provides access to a pumping station, is partly graveled and is not in the state road system for maintenance purposes. The remaining streets and roads in Chatham are mainly feeders to the two main roadways.

## Chapter 5

### Parks and Recreation

The Town of Chatham owns and maintains 4 parks, which can be utilized by its citizens. In addition, there are 2 public schools and 2 private schools that have facilities that can be rented by the public. The Town Council has allocated funds for parks and recreation. Most of this money has been spent in the past to maintain the existing facilities (i.e. cutting grass, electric bills, etc.) There is not a capital improvement area for parks and recreation, nor are there any expansions or upgrades planned in the near future.

Crider Field, located on Davis Drive, was donated by the VFW to the town in 1998. It has a lighted Little League regulation size baseball diamond and an approximately 2000 sq. ft. building which houses 2 bathrooms, a concession/kitchen area and a meeting room. In 1999, Chatham Little League oversaw the demolition and reconstruction of the field. New fencing, new grass, and a modern lighting system were added. This was paid for by the Town (\$5,000), the Pittsylvania County Board of Supervisors (\$10,000), and Chatham Little League (\$20,000). At the same time, the Town paved the gravel entrance road and parking lot. Chatham Garden Club then planted trees to provide a buffer for the area homes. Chatham Little League uses the facility from April to September each year for youth baseball.

Harris Field is also located on Davis Drive. It has over 7 acres of open grass field with two small baseball diamonds and a fenced playground. The playground has a metal slide, 4 swings, a sandbox and two tire rides. The parking lot is gravel. A new restroom facility was added in 2009. Chatham Little League also uses this park for Tee Ball games and practices.

Collie Street Park (Silas Moore Park) located just off downtown, has a basketball court, 6 swings, and a slide. There is a parking lot but no bathrooms or lights. In 1998, the basketball court was resurfaced and new play equipment was added with money from the general fund.

The Town Park (Frances Hallam Hurt Park) is located off Court Street behind the 1813 Clerk's Office. It is a shaded park with grass. It has a covered picnic shelter with 6 tables and a playground with a small slide and 2 swings. This park was constructed with private contributions and labor from the Chatham Beatification Committee. It has extensive flower plantings and shrubs. Parking is at the Town Hall and the 1813 Clerk's Office.

Located within the Town Park is the Pittsylvania County Clerk's Office of 1813. The Pittsylvania Historical Society restored this L-shaped brick building with a Virginia Department of Historic Resources grant. Listed in 1981 as a Virginia Historic Landmark and 1982 on the National Register of Historic Places, it is a Museum of over 1000 local artifacts dating from the county's beginning, which include memorabilia from every war. Also it is a building used for historical depictions that the Society maintains for its meeting and public edification. Laid in Flemish bond with dogtooth corbels for cornices with four rows of unmolded brick set at a 45-degree angle, this red brick building looks similar to Virginia's early government structures all the way across the state to the Tidewater section. Three outside entries have heavy wooden bars inside as well as shuttered windows of 18 panes. There are four fireplaces within two rooms, with chair rails, plastered walls and stone floors. In 2007, the Society placed rest rooms nearby to accommodate visitors to the county seat.

The Community Center in Chatham provides facilities for civic meetings and offers recreation opportunities as well as public entertainments, for a nominal fee. It daily houses the Chatham chapter of the Boys and Girls Club. The Chatham Rotary Club meets weekly in one banquet room. Churches,

civic groups, and individuals have rented its facilities for meetings, social functions, and training sessions.

Hargrave Military Academy, located off Military Drive has a large indoor pool, a lighted tennis facility, a big league size baseball diamond, and a soccer field that has all been built or upgraded in the last 5 years. In addition, there is a football/lacrosse field, a track, and a basketball gym. This facility has limited public access and is considered for use on a case by case basis. Chatham Hall, located off Peach Street, has tennis courts, walking paths, a basketball gym, and an extensive updated indoor/outdoor horse riding facility. These facilities have limited public access and are considered for use on a case by case basis.

The National Guard Armory on South Main Street, which had an indoor basketball court that was available for rent to the public, closed on March 2016 due to Defense budget cuts. This property needs to be recognized and developed either by the town or Pittsylvania County for the benefit of all citizens.

The Chatham Train Station provides facilities for civic meetings and houses a veterans' museum and a transportation museum reflecting Chatham's rail travel heritage. The Pittsylvania Historical Society is also exploring a possible center for genealogical research in conjunction with other county agencies.

The Chatham Cruise-In is an antique car show, sponsored by the Virginia-Carolina Chevy Car Club, held on the 4th Saturday of each month from April through October, starting at 4 pm to approximately 8 pm, depending on daylight & weather conditions. The event has attracted as many as 600 classic cars and over 1,000 visitors in the downtown area of Chatham where Main Street is blocked & becomes a pleasant promenade for all who enjoy viewing beautiful automobiles. Chatham has enjoyed the Cruise-In as the event has brought in much revenue for the small businesses located in Chatham.

Competition Alley, the last remaining thoroughfare from when Chatham was known as Competition, was renovated in 2015 for the creation of a public plaza for town events including a farmer's market, music festival, poetry contest, and other markets and festivals. The renovation was paid for by the Town, Chatham First, Chatham Rotary Club, local businesses and countless individuals from the community. Competition Alley is maintained by the Town.

## Chapter 6

### Historic District Designation

The preservation of historic buildings benefits communities. Historic places connect us to our heritage and enrich the quality of our lives in countless intangible ways. But their preservation also provides demonstrable economic benefits. Chatham is recognized on both the State and National Historic Registers. This is a significant issue and the designation that should be used whenever possible in community enhancement and promotion. The designation aids in supporting the availability of a number of grants and provides incentives for some aspects of development in the area.

A 95-acre area in the central downtown area of Chatham has been designated a Historic District. The area is bounded to the north at Hurt and College avenues, moves south along Main Street to end beyond Viccellio Road. It includes portions of Reid Street, Pruden Street and Lanier Avenue.

For more information on the historical district, visit <http://www.chatham-va.gov/about-the-town/historic-district>.

### Tax Credits

There are state and federal tax credits for the restoration of historic structures available to homeowners and businesses, which reside in the historic district.

Both the federal and state tax credit programs are administered in Virginia through the Department of Historic Resources. State tax credits are available for owner-occupied, as well as income-producing buildings. Through the federal and state Rehabilitation Tax Credit programs, property owners are given substantial incentives for private investment in preservation, resulting in enormous advantages to the public. The capital improvement to the buildings results in significant increases in local property taxes, as well as a general enhancement in commercial activity. The rehabilitated buildings provide needed housing (in many cases, low- and moderate-income housing), and office, retail, and other commercial space. As a result, communities benefit from property improvements, blight removal, and increased occupancy of buildings in historic core neighborhoods.

For more information on tax credits and how to apply go to the Virginia.gov website:  
[http://www.dhr.virginia.gov/tax\\_credits/tax\\_credit.htm](http://www.dhr.virginia.gov/tax_credits/tax_credit.htm)

### Beautification

The Town commissioned Virginia Tech to conduct a study and make proposals for a beautification of the Town. A plan has been produced with recommendations for the Town to pursue to improve the visual image of the Town.

A copy of the Beautification study is available for review in the Town Hall.

## Chapter 7

### Assessment and Way Forward

Assessment: The Town of Chatham has both strengths and weaknesses. These can also be thought of as, “What makes Chatham a nice place to live?”

Strengths include:

Scenic Town and Area

Geographic Location

Education Community (Pittsylvania County School Division, Hargrave Military Academy, Chatham Hall)

Small Town Quality of Life

Solid Core of Interested Citizens

Strong Sense of Community

The following weaknesses can be considered as impediments to improving the local quality of life and Economic Growth.

Weaknesses include:

Limited Tax Base – Stagnant Population Growth in incorporated area

Historic Regional Economic Base in Transition

Very Limited Capability for Expansion in Current Corporate Limits

Lack of Dedicated (permanent) Resources for Planning, Coordination, and Promotion

Lack of a clear process for integrating various community improvement efforts i.e. CIP

Limited availability of permanent and rental housing

Limited downtown parking during working days

Conclusions:

a. The local population has remained relatively steady for the last 10 years; however, a decline is beginning. The decline is believed to be attributable to several factors such as:

- (1) Loss of regional industrial base and job opportunities
- (2) Younger generation leaving while parents remained behind
- (3) Limited housing availability

b. Based on discussions with local realtors, there is an identified need in town for both permanent housing and rental property. While a new apartment complex (Chatham Lofts) was created in 2013 from the old Chatham Elementary School on South Main Street, more rental property is needed due to

the lack of vacant properties and units in Chatham. Chatham Lofts, Chatham Terrace Apartments, and other rental properties in the town are usually booked.

- c. The overall infrastructure consisting of streets, sewer and water is generally in good condition and improved from the 2011 Comprehensive Plan.
- d. The staff should investigate the availability and variety of grants that may be beneficial to the Town of Chatham.
- e. The small town flavor of Chatham needs to be maintained. However some growth of tax base and space is necessary in order to be able to have resources for community improvement.
- f. There is still a need for a local hotel/motel.
- g. Chatham has not had a boundary line adjustment in over 40 years and there may be a need for one to broaden the tax base and/or for possible economic development.

**The Way Forward:**

**Town Revitalization**

**The Town of Chatham will:**

- 1. Work with county officials to keep county offices within the town limits. This is essential to insure that the County Seat is an attractive government center that reflects the dignity, charm, and heritage of Pittsylvania County. It is imperative, as well, for both the town and county to maintain properties in a manner consistent with this aim.
- 2. Promote and facilitate the development of a lodging and restaurant complex at the 57 East entrance or other potential site and initiate boundary adjustments to accommodate space requirements. These adjustments would attract tourists to a full service restaurant/lounge facility thereby increasing the local tax base. A joint effort between the County and Town should be taken to commercialize the intersection.
- 3. Coordinate with neighboring economic development commissions to attract new manufacturing and distribution centers to Chatham. Work with Pittsylvania County to maintain or upgrade infrastructure needed to attract new business, industries and development.
- 4. Support and maintain the position of Town Manager / Director of Development to prepare applications for grants, promote revitalization, market business opportunities, continue to operate as a “Start up Community” with the Virginia Main Street Program, and represent the town at community strengthening workshops and conferences.
- 5. Insure timely maintenance of all streets, sidewalks, infrastructure, and town properties with immediate attention to upgrading Town facilities. This needs to be incorporated into the CIP.
- 6. The Town should encourage private and public partnerships to insure the viability of properties in town from an aesthetic and safety point of view.
- 7. Partner with concerned groups and individuals to investigate a recycling program for the Town which could positively affect our landfill capacity, save resources, and bring the Town’s solid waste and recycling management plan into compliance with state code.

## Business Development:

The Town of Chatham will:

Promote Chatham as a “business friendly” community by:

1. Publicize Town business opportunities and properties via the Town’s website and other media and by encouraging the Town and citizens to buy locally. A current list of all properties should be available in electronic copy and hard copy at the Town Hall.
2. Encourage Council to develop an incentive program to attract new businesses.
3. Support the Town Manager in marketing to reach prospective business.
4. Partner with the Chatham Beautification Committee to encourage existing businesses to upgrade facades, signage, and sidewalk management to insure downtown attractiveness.
5. Expect co-operation, positive attitude, and friendliness from town employees and officials.
6. Encourage economic development through the Town Manager with the assistance from Town Council.

## Quality of Life

The Town of Chatham will:

1. Explore the availability of a space as the Educational and Cultural Center to establish a Performance Arts Center for use by area artists and craftsmen. This space would allow for theater, film, and concert opportunities as well as provide a venue for artists, dancers, and musicians to perform. With new technologies the possibility of reopening the former planetarium is economically feasible. In addition to the community center, an arts center would provide opportunities in enrichment while improving our local economy, attracting visitors, and potential residents. At minimum, easy access to the Educational and Cultural Center should be restored to the public
2. Petition the federal government to provide better accessibility for the handicapped and the elderly at the Chatham Post Office.

## Beautification

1. Encourage the Town to continue to adopt the proposed streetscapes in the Beautification Plan, alternative parking needs to be a consideration to encourage business development. A copy of the Beautification Plan can be found at the Chatham Town Hall.

## Chapter 8

### Goals, Objectives, and Strategies

#### Introduction

This chapter of the Plan presents a series of goals, objectives, and strategies designed to guide public (and private) decision making within the Town of Chatham. Guidance is offered in the areas of community facilities, housing, economic development transportation, the environment, and land use. These goals, objectives, and strategies should be considered and used in conjunction with other policy directions and recommendations contained in this plan

The goals, objectives and strategies offered in this chapter are not laws. Town ordinances (such as zoning and subdivision) and the building code are the legal mechanisms by which land development is controlled. Similarly, planned community services and facilities are a function of the Town Council's annual decisions pertaining to capital and operating expenditures.

However, decisions made in general accordance with a Comprehensive Plan hold great legal weight in Virginia. Making decisions that conform to a comprehensive plan demonstrates to the citizens of a community that elected and appointed officials have thought about the future of their community and are willing to plan for a future that is desired.

Finally, a Comprehensive Plan is not a static document. In addition to periodic five year reviews, a plan may be formally amended at any time to address unanticipated community conditions, or new or emerging community objectives.

#### **Community Facilities and Services**

**Goal:** To plan for, construct, and maintain needed community facilities in a manner that is cost effective, environmentally sound and consistent with the growth objectives contained in this plan.

##### Objective #1

Plan for and fund the Town's capital facility needs.

###### Strategies

1. Prepare and adopt an annual Capital Improvements Project (CIP) list.
2. Take full advantage of enabling legislation pertaining to the use of proffers including the use of a cash proffer program.

##### Objective #2

Consistent with this plan, develop and maintain public water and wastewater systems to meet the needs of a growing commercial, industrial and residential base. Upgrade water lines that are defective.

###### Strategies

1. Prepare an updated water and wastewater Master Plan for the Town of Chatham.
2. Identify and develop a plan for future commercial and industrial development within the Town limits to include the future development of large tracts of land adjacent to the Town.
3. Encourage Town Council to work with utility companies to bury all utility lines when the town is in the process of fixing water lines.

### **Objective #3**

Provide the facilities and services required to meet the recreational needs of the citizens.

#### **Strategies**

1. Prepare a parks and recreation Master Plan for the Town.

### **Objective #4**

Provide the facilities and services required to meet the public safety needs of the Town citizens.

#### **Strategies**

1. Continue to support the system of volunteers who provide the majority of fire and EMS safety services.

### **Objective #5**

Recognize and promote the historical significance of the Town of Chatham.

#### **Strategies**

1. In partnership with the Virginia Department of Historic Resources, utilize the Town's historic resources worthy of recognition and preservation.
2. Support local efforts to have additional historic resources added to the Virginia Landmarks and National Registers.
3. Initiate local programs to inform and educate property owners of the financial benefits of preservation.
4. Evaluate all development review procedures to ensure that the existence of any historic resource is considered as a part of the development review.
5. Evaluate the parking area at the Cultural Center and working with the Main Street Project to revitalize the downtown area.

### **Objective #6**

Improve the Silas Moore Park. It is only Town-maintained park that has not received improvements and upgrades in the past ten years.

#### **Strategies**

1. Work with the Town, citizens, and local service groups to make the necessary improvements, upgrades, and repairs.
2. Such improvements would include an upgraded playground, restrooms, picnic tables, grills, repairs to the basketball court, trash cans, better lighting, and more parking.

## **Housing**

Goal: To promote the creation of residential communities that meets the needs of all citizens.

### **Objective #1**

Identify and remove barriers that limit housing choice within the Town.

### Strategies

1. Evaluate, and amend the zoning ordinance as necessary, to allow a full range of housing choice options within the Town including multifamily, patio homes, townhouses and condominiums.
2. Promote and encourage mixed use and neo-traditional developments.

### Objective #2

Explore and participate in housing programs and partnerships designed to assist low and moderate income families.

### Strategies

1. Explore the use of Community Development Block Grant funds to finance infrastructure improvements in new residential developments that incorporate housing for low to moderate income residents.
2. Explore partnerships with non-governmental organizations (NGO's) to provide affordable housing opportunities within the Town.

### Objective #3

Explore programs and initiatives designed to stabilize and maintain the Town's older housing stock.

### Strategies

1. With the assistance of the Virginia Department of Housing and Community Development, undertake a housing quality assessment within the Town.
2. Encourage and promote restoration, preservation, and new uses for existing structures, continuing to utilize resources available from the Virginia Department of Historic Resources.
3. Explore the use of Community Development Block Grant funds to finance initiatives designed to stabilize and maintain the Town's older housing stock.

## **Economic Development**

Goal: To enhance the economic base and employment opportunities in the Town of Chatham and surrounding areas.

### Objective #1

Develop a strong and diversified tax base through office, commercial, retail and industrial development.

### Strategies

1. Use the zoning map to identify areas suitable for future economic development activities.
2. Coordinate with other local, regional, and statewide economic development organizations.
3. Encourage economic development through the Town Manager with the assistance from Town Council.

## Objective #2

Develop and maintain the Town's community facilities.

### Strategies

1. Use a CIP as a tool to plan for and finance adequate public facilities and services to meet the needs of an expanding economic base.
2. Coordinate closely with VDOT and other agencies that can assist with economic development opportunities associated with new or expanding businesses.
3. As resources become available, implement planned public water and wastewater extension projects and planned road improvements to accommodate future economic growth consistent with this plan.
4. Seek industrial access funds to provide public road access to new industrial areas.

## Objective #3

Promote the retention of existing businesses.

### Strategies

1. Provide assistance to existing businesses and industries within the Town.

## Transportation

Goal: Plan for the Town's future highway needs.

### Objective # 1

1. Adopt zoning and subdivision ordinance amendments necessary to protect future rights-of-way needed for new corridors or the improvement of existing corridors.
2. Work with Pittsylvania County using the County's official map authority to formally designate future road corridors.
3. Identify alternative funding sources, including cash proffers that might be needed to acquire planned road corridors.
4. Review upgrades to the Town's streets so they can be maintained by the Virginia Dept. of Transportation.

### Strategies

1. On an annual basis work with the Virginia Department of Transportation to prepare a 6-year secondary road improvement plan based upon locally identified needs and available resources.
2. Work with the General Assembly to obtain increased state funding for transportation enhancements.
3. Ensure that all established growth areas within the Town are connected by arterial corridors.
4. Plan for and require through rezoning actions and subdivision approvals pedestrian and vehicular interconnectivity between neighborhoods and activity centers such as shopping areas, schools, libraries, and community centers.

5. As part of an annual CIP and budget process, consider the allocation of additional local funds for identified transportation system needs.

## **Environment**

Goal: To protect and enhance the natural environment.

### Objective #1

Protect and enhance the Town's surface and ground water resources.

#### Strategies

1. Evaluate all new development partially on the basis of its impact on water resources.
2. Adopt zoning and subdivision ordinance provisions that enhance the protection of wetlands and floodplains on property proposed for development.

### Objective #2

Protect and enhance the Town's air quality.

#### Strategies

1. Promote mixed use developments as a strategy to promote live-work relationships.
2. Evaluate all new development partially on the basis of its impact on air quality.

## **Land Use**

Goal: To achieve a balanced land use system that provides sufficient and compatible land areas for all community land use needs, while protecting sensitive natural environments and important local historic and cultural resources.

### Objective #1

Promote a base which does not create significant impacts on residential areas, prime agricultural lands or public facilities.

#### Strategies

1. Ensure that all planned capital facilities are evaluated partially on the basis of consistency with the growth objectives of this plan.
2. Ensure that all new water line and wastewater line extensions designed to serve new development are located within, and only serve areas within designated growth areas.
3. Adopt zoning and subdivision ordinance revisions to allow and promote cluster subdivisions within the County.
4. Review and amend the Town zoning ordinance to provide enhanced standards for signage, noise, buffering, and lighting.

## Appendix I: Zoning Map

